

ATTACHMENT 1

Santa Barbara County 2012 Comprehensive Plan Annual Progress Report



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Acknowledgements

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Santa Barbara County Comprehensive Plan Annual Progress Report 2012

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1. Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, Planning and Development prepared this annual report for the County Planning Commission, Montecito Planning Commission, County Board of Supervisors, California Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County Comprehensive Plan and the County's progress in implementing the plan and associated elements from January 1, 2012 through December 31, 2012. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing.

Government Code Section 65400 also requires this report to use forms prepared by HCD to present various types of housing data. These forms are contained in Attachment 1.

The County Planning Commission and the Montecito Planning Commission conduct public hearings to review and receive public comments on the annual report. The report is then provided to the Board of Supervisors, OPR, and HCD. The Board of Supervisors considers the report at a public hearing where the public has an opportunity to provide oral testimony and written comments on the report.

The County Planning Commission, the Montecito Planning Commission and the Board of Supervisors oversee implementation of the Comprehensive Plan. Planning and Development and its Long Range Planning Division play a lead role in carrying out programs and projects to implement the Comprehensive Plan. The Comprehensive Plan includes thirteen elements (seven mandatory elements, five optional elements, plus the Local Coastal Plan). Additionally, the County has adopted seven community plans, two specific plans, and five zoning ordinance documents to help implement adopted goals and policies.

The Long Range Planning Division's Annual Work Program is intended to help satisfy the requirements of Government Code Section 65400. The Annual Work Program outlines ongoing and proposed programs and projects designed to update, improve and otherwise implement the Comprehensive Plan for the fiscal year (July 1 through June 30). This report summarizes programs and projects from the current Annual Work Program. A copy of the Draft 2013-2014 Annual Work Program is enclosed with this report. The Board of Supervisors is expected to consider and take action on the Draft 2013-2014 Annual Work Program in April 2013 and on Planning and Development's budget by mid-June 2013.

Table 1: Santa Barbara County Comprehensive Plan Elements

Elements	Type	Year Adopted	Most Recent Year Updated
Scenic Highways Element	Optional	1975	1991
Conservation Element	Mandated	1979	2010
Seismic Safety & Safety Element	Mandated	1979	2010
Open Space Element	Mandated	1979	1991
Noise Element	Mandated	1979	1997
Land Use Element	Mandated	1980	2011
Environmental Resource Management Element	Optional	1980	1991
Air Quality Supplement to the Land Use Element	Part of Land Use Element	1981	N/A
Coastal Land Use Plan (Local Coastal Plan)	Mandated Coastal Plan	1982	2006
Hazardous Waste Element	Optional	1990	N/A
Agricultural Element	Optional	1991	N/A
Circulation Element	Mandated	1991	2009
Groundwater Resources Section	Part of Conservation Element	1994	N/A
Energy Element	Optional	1994	N/A
Housing Element	Mandated	2010	N/A
Community and Specific Plans			
Mission Canyon Specific Plan*	Part of Land Use and Circulation Elements	1984	In Progress
Montecito Community Plan		1992	N/A
Summerland Community Plan		1992	In Progress
Goleta Community Plan		1993	In Progress
Los Alamos Community Plan		1994	2011
Orcutt Community Plan		1997	In Progress
Toro Canyon Area Plan		2002 - Inland 2004 - Coastal	N/A
Rice Ranch Specific Plan		2003	In Progress
Santa Ynez Community Plan		2009	N/A
Gaviota Coast Community Plan		N/A	In Process

* The Long Range Planning Division is in the process of preparing the Mission Canyon Community Plan, which will update and replace the 1984 Mission Canyon Specific Plan once adopted by the Board of Supervisors.

2. Structure of the Comprehensive Plan and Supporting Documents

The structure of the County Comprehensive Plan is based upon the requirements of State law and the direction of the County Board of Supervisors over the last three decades. State law provides the basic framework for the seven mandated elements of the Comprehensive Plan, including the Local Coastal Plan, and the minimum required contents for the five optional elements, seven community plans, two specific plans and five implementing zoning ordinances. However, over the decades the County has created an approach that exceeds minimum State requirements based upon extensive public input, technical recommendations from staff, and direction from the Board of Supervisors and Planning Commissions.

Of the seven state-mandated elements that comprise the Comprehensive Plan, the Housing Element is the most regulated and reviewed, underscoring the State-wide importance of providing adequate housing opportunities for residents of all economic levels. State law requires the County to update the Housing Element of the Comprehensive Plan every eight years by identifying demographic and employment trends that affect housing supply and demand; refining programs and policies that support the State's housing goals; and removing local regulatory barriers that result in market failures and ineffective planning. The County's 2009-2014 Housing Element incorporates recent changes in State law affecting a variety of housing policies, including those related to density bonus provisions, second units, farmworker housing, transitional housing, and the State's emerging policies to address climate change. It also evaluates the efficiency, effectiveness, and ongoing applicability of pre-existing policies and programs.

The Comprehensive Plan includes community and specific plans that address issues within defined geographic areas. Community plans have been adopted for Summerland, Montecito, Goleta, Los Alamos, Orcutt, Santa Ynez, and the Toro Canyon area. Specific plans have been adopted for Mission Canyon and Rice Ranch. The County is currently updating several of these plans, including the plans for Eastern Goleta Valley, Summerland, Orcutt, and Mission Canyon. Additionally, the County is preparing a community plan for the Gaviota Coast area.

The County zoning ordinances include the County Land Use and Development Code (LUDC), Montecito LUDC, and Coastal Zoning Ordinance (Article II). The County Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX), which covers oak tree protection, and Ordinance 661, which applies to certain agricultural parcels, are stand-alone documents, although Ordinance 661 is being incrementally phased out and replaced with the LUDC. These documents play a key role in implementing the Comprehensive Plan. Substantial public participation was involved in the drafting and adoption of all these elements and implementing documents.

3. Comprehensive Plan Amendments and Implementation Activities for 2012

Planning and Development maintains and implements the Comprehensive Plan and works with communities to develop community plans that reflect distinct community characteristics, development patterns, and goals. The related programs and work efforts over the 2012 reporting period are described below.

Ongoing Projects

Agricultural Buffer Ordinance

The purpose of the Agricultural Buffer Ordinance Program is to protect agricultural lands from conflicting non-agricultural uses. The buffer ordinance will implement several existing goals and policies contained in the County Comprehensive Plan, minimize conflicts between agricultural and non-agricultural land uses with the application of required buffers adjacent to agricultural lands, and specify required buffer widths and the types of uses allowed in the buffer areas. The Board of Supervisors will consider adopting the buffer ordinance in spring 2013.

Climate Action Strategy

The Climate Action Strategy (CAS) provides a community greenhouse gas (GHG) emissions inventory for the unincorporated County and a set of recommendations for use by the County to reduce county-wide GHG emissions as part of a two-phase project. The project begins with the Climate Action Study (Study) followed by an Energy and Climate Action Plan (ECAP). The Study involved the preparation of an inventory of sources of green house gas emissions that are subject to permitting by the County; and provides a preliminary list of potential emission reduction measures. The Board of Supervisors approved the Study in summer 2011. Emission reduction measures in the ECAP will be quantified and cover the varied roles that the County plays in potential GHG reduction and ensure compliance with CEQA requirements to analyze GHG emission impacts. Emission reduction measures under consideration for the ECAP would likely be spread across various sectors of the economy. The ECAP will include an analysis of GHG reduction potential and feasibility of the various emission reduction measures. It will also include a potential GHG reduction target. The Board of Supervisors is expected to consider adopting the ECAP in fall 2013.

Gaviota Coast Plan

In 2009, the County began preparing the first community plan for the Gaviota Coast. The Gaviota Coast Planning Advisory Committee (GavPAC) was appointed to receive community input and review and comment on planning issues in the Gaviota Coast. County staff will use this information to help draft the community plan. The GavPAC has begun in-depth discussions of the issues and potential tools necessary to refine existing policies to address the specific needs of the Gaviota Coast. The Gaviota Coast Plan will provide updated policies that reflect community values, trends and conditions, and protect Gaviota's unique characteristics and rural integrity. In addition, the plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, coastal protection, bio-regional planning, watershed protection, cultural resource preservation, design standards, recreation, public coastal access, and scenic resources. Environmental review of the draft plan is scheduled to be completed in spring 2014 and the Board of Supervisors is expected to adopt the final plan in summer 2014.

Goleta Community Plan Update

Adopted in 1993, the Goleta Community Plan is a land use plan for the unincorporated Goleta Valley. The County is currently updating the plan pertaining to the Eastern Goleta Valley to address changed circumstances, including the incorporation of the City of Goleta, affordable housing, mobility and circulation, open space and natural resources, agricultural and rural land uses, and public services and facilities. The County released a draft updated plan and initiated environmental review in February 2012. This project will continue with the draft environmental review to be completed in winter 2013/2014 and adoption of the updated plan in summer 2014.

Housing Element Implementation Programs

The Long Range Planning Division's 2012-2013 Annual Work Program (July 1, 2012 through June 30, 2013) includes implementation of Programs 1.2, 1.10, and 2.5 of the 2009-2014 Housing Element. The status of these programs is discussed below in Section 4 (Annual Element Progress) and Table C (Annual Element Progress Report) of Attachment 1.

Mission Canyon Community Plan

The Mission Canyon Community Plan project includes preparing a Community Plan, Residential Parking Strategy, and Residential Design Guidelines for the Mission Canyon Plan Area. It also includes associated amendments to the Land Use and Development Code. In 2008, the draft Community Plan and Residential Design Guidelines were completed and the Board of Supervisors initiated the environmental review process. The Draft Environmental Impact Report (DEIR) was released in March 2011. A revised DEIR was released in February 2013 due to comments received regarding the project baseline conditions. Adoption hearings are anticipated in winter 2013/2014.

Mobile Home Park Conversion Ordinance

Government Code Section 65863.7 requires a person or entity proposing the closure of a mobile home park to file a report with the local jurisdiction on the impacts of the closure upon the park residents. The law also allows the local jurisdiction to require the person or entity to take steps to mitigate any adverse impacts of the closure on park residents so long as the steps taken do not "exceed the reasonable costs of relocation."

In March 2012, the Board of Supervisors adopted an ordinance to institute regulations that specify and clarify the process for closing a mobile home park within the unincorporated County. The ordinance is in effect in the Inland Area but must be certified by the Coastal Commission before it applies in the Coastal Zone. Certification is expected in mid-2013.

The ordinance requires a mobile home park owner to obtain a Conditional Use Permit before closing a mobile home park. The submittal requirements include a "closure impact report" assessing the impacts of park closure on the park residents and a plan to mitigate those impacts. The mitigation of impacts is addressed through the review and approval of the Conditional Use Permit.

Orcutt Community Plan Amendments

This project amends three aspects of the Orcutt Community Plan (OCP): regional flood control basins, traffic and circulation within Old Town Orcutt, and removal of a wetland delineation applied to properties identified in the OCP as Key Site 22.

Specifically, the OCP that was adopted in 1997 contains policies on regional drainage basins which, in most cases, have proven infeasible to implement. This amendment removed the infeasible regional policies and creates a project specific approach to drainage basins. OCP policies also created a revitalized, traffic-calmed, pedestrian friendly downtown in Old Town Orcutt by reducing travel lanes from four to two, striping for angle-in parking, and adopting the Old Town Orcutt Streetscape Concept Plan. The County anticipates the traffic calming efforts will eventually result in a lower level of service. This amendment lowered that level of service standard in keeping with the pedestrian-friendly policies of the OCP. Finally, the wetland delineation of Key Site 22 will be removed in accordance with a court order that determined the delineation was not done in accordance with Army Corps of Engineers protocol.

The Board of Supervisors approved the regional drainage basins and level of service amendments on December 11, 2012. The Key Site 22 wetlands delineation removal is expected to be completed in spring 2013.

Senate Bill 375 and Sustainable Communities Strategy

Senate Bill 375 (SB 375) links regional transportation planning and land use planning with greenhouse gas (GHG) emission reduction and the State Regional Housing Needs Allocation (RHNA). It is intended to reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. A secondary goal of this legislation is to reduce sprawl. These goals are likely to be achieved by focusing housing development into urban areas and cities near transportation systems and workforce centers.

In accordance with SB 375, Santa Barbara County Association of Governments (SBCAG) is currently developing and incorporating a new Sustainable Community Strategy (SCS) in the Regional Transportation Plan (RTP) to achieve GHG emission reductions and ensure that the SCS is consistent with the RHNA. In December 2012, SBCAG adopted the draft 2010-2040 Regional Growth Forecast and proposed 2014-2022 RHNA methodology. SBCAG will use this forecast and methodology to help develop the RTP/SCS, which is anticipated for adoption in summer 2013.

The County will continue to work with SBCAG on the implementation of SB 375. By staying involved in the process, the County will be better positioned to provide input to help ensure that the RTP/SCS is developed consistent with County policy. This will also help the County prepare its 2015-2023 Housing Element that must accommodate the County's RHNA allocation.

Summerland Design Guidelines and Community Plan Update

This project is an update of the 1992 Summerland Community Plan (SCP Update), including an updated Transportation, Circulation and Parking chapter and policy changes in the Visual and Aesthetic chapter, a replacement of the 1992 Design Guidelines with separate commercial and residential design guidelines, and ordinance amendments to implement policy changes. The draft SCP update and commercial and residential design guidelines are complete. A draft Supplemental Environmental Impact Report (SEIR) is being prepared by the County and is anticipated for release in spring 2013 with adoption of the plan in fall 2013, followed by submittal to the Coastal Commission for certification.

Santa Claus Lane Beach Access, Parking and Street Improvements

This project consists of master planning for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). First phase efforts completed in 2012 included preparing preliminary plans for multimodal circulation improvements, parking, and landscaping; coordinating with Caltrans; identifying required permits; estimating project costs, and scoping environmental issues. A right-of-way survey will be completed in early 2013. Second phase efforts include preparing concept level designs and a formal application to the California Public Utilities Commission for an at-grade pedestrian rail crossing to provide safe access to the beach, continuing coordination with Caltrans and Union Pacific Railroad, applying for required County permits, completing environmental review, and identifying funding options for engineered designs and construction. The PUC permit application process and environmental review is expected to take place by the end of 2013.

Winery Ordinance Update

The County Land Use and Development Code currently regulates wineries and sets standards for uses at wineries. The existing ordinance sets a three-tier permit track for such uses. The Winery Ordinance Update project includes a review and potential amendments to permit requirements and development standards for wineries and associated activities, including wine-tasting, food service, events, and sale of nonagricultural products. The project may consider more clearly defined standards. Ordinance amendments could also establish standards for reporting and monitoring, minimum premise size and planted vineyard acreage for wine tasting rooms and/or events, and parameters for assessing cumulative effects of proposed wineries. Environmental review is anticipated to be completed in fall 2013. The Board of Supervisors is expected to conduct adoption hearings in spring 2014.

Hollister Avenue/Upper State Street Streetscape Improvement Plan

The Long Range Planning Division and the Public Works Department are working together to improve the public roadway and streetscape on Hollister Avenue/Upper State Street between San Antonio Road on the west and State Route 154 on the east. This project coincides with the update of the Goleta Community Plan, which aims to revitalize this commercial area with mixed use zoning and a “complete streets” design. The Public Works Department is currently designing roadway and circulation improvements for this busy and important “gateway” corridor between the City of Santa Barbara and the Goleta Valley.

Isla Vista Parking Permit

Isla Vista has been affected by insufficient on-street parking since the 1970s. Numerous planning studies have identified a severe shortage of on-street parking spaces during periods when UCSB is in session. In addition to Isla Vista residents, some student and staff commuters park in Isla Vista during school hours, and some students who reside in on-campus dormitories park in Isla Vista rather than on campus for multiple days and weeks. The Isla Vista Parking Permit project will implement a comprehensive parking strategy for Isla Vista to reduce non-resident use of on-street parking thereby relieving congestion and increasing the safety of streets throughout the community. The additional on-street parking will also result in greater public access to the coast. The project requires environmental review and then a Coastal Development Permit that is expected in fall 2013.

Isla Vista Master Plan Coastal Commission Certification

In 2007, the Board of Supervisors adopted the Isla Vista Master Plan (IVMP) and accompanying zoning ordinance amendments and submitted them to the Coastal Commission for certification. The plan and zoning amendments provide for new mixed use developments including high-density affordable housing. Isla Vista is located in the Coastal Zone and, therefore, the master plan and zoning amendments cannot take effect until they have been certified by the Coastal Commission. After adoption in 2007, the Board of Supervisors submitted the IVMP and zoning amendments to the Coastal Commission in a package with a rewrite of the zoning ordinance. After a prolonged review process, the rewrite of the zoning ordinance was not finalized. Further, the State of California dissolved redevelopment agencies. To address these changes and several issues raised by Coastal Commission staff, the County will be adopting an amended IVMP and related zoning ordinance amendments and resubmitting the plan and zoning amendments to the Coastal Commission. The County will address parking management through a parking pilot program described above. Based on the Long Range Planning Division's Draft 2013-2014 Annual Work Program, the Board of Supervisors will reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in fall 2013. The County anticipates that the Coastal Commission will consider certifying the IVMP and zoning amendments by summer 2014.

4. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

In June 2008, the Board of Directors of the Santa Barbara County Association of Governments (SBCAG) adopted the 2007-2014 Regional Housing Needs Assessment (RHNA) Plan. Under the plan, the eight incorporated cities and the unincorporated area of Santa Barbara County each received an allocation of new housing units to be accommodated in their contemporaneous housing elements (e.g., 2009-2014 County Housing Element).

The allocation for the unincorporated area of the County for this period is 1,017 units, distributed into the following household income categories:

- 235 Very-Low Income Units;
- 172 Low Income Units;
- 160 Moderate Income Units, and;
- 450 Above Moderate Income Units.

There are many approaches to accommodate units at these household income categories. At a minimum, each jurisdiction needs to demonstrate that there is land zoned with sufficient capacity to accommodate projected housing needs at the densities required to meet the affordability requirements mandated by State law. The land inventory in the 2009-2014 County Housing Element shows that the County can meet this allocation, as well as a 215 unit un-accommodated need from the previous RHNA cycle.

Affordable Housing Income Categories and Income Limits

For purposes of this report, affordable housing was divided into three household income categories: very-low, low, and moderate. HCD provides updated income limits for each household income category once a year based on income limit revisions the U.S. Department of Housing and Urban Development (HUD) makes to its Section 8 Housing Voucher Program. The income limits are based on household size. The income limits for Santa Barbara County in 2012 are shown in Table 2 below. They were based upon a percentage of median income for Santa Barbara County, adjusted for household size, with a four-person household used as the baseline. The median income for the County is: \$51,300 (family of one), \$58,650 (family of two), \$65,950 (family of three), \$73,300 (family of four) and \$79,150 (family of five).

Table 2: Santa Barbara County Household Income Limits					
	Number of Persons in Household				
2012	1	2	3	4	5
Very Low Income	26,600	30,400	34,200	37,950	41,000
Low Income	42,500	48,600	54,650	60,700	65,600
Moderate Income	61,550	70,350	79,150	87,950	95,000

Source: California Department of Housing and Community Development
<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k12.pdf>

Annual Report Housing Tables

Government Code Section 65400 requires annual reports to use tables adopted by HCD to summarize housing activities throughout the reporting period. The tables for the unincorporated area of Santa Barbara County for the current reporting period (January 1, 2012 through December 31, 2012) are included in Attachment 1 – Data Tables. The tables include data on annual building activity (Tables A, A2, and A3), regional housing needs allocation progress (Table B), and housing element program implementation status (Table C).

2012 Housing Production

In 2012, a significant number of the new residential construction projects in the unincorporated area of Santa Barbara County included affordable housing units. Table 3 below lists new residential units by income category that received County building permits from January 1, 2012 through December 31, 2012. In summary, a total of 200 units were permitted in 2012, including 20 mobile homes, eight residential second units, and two farm employee dwellings. Eighty-one, or approximately 40%, of these units qualify as affordable to low and very-low income residents. Fifty-five, or approximately 28%, qualify as affordable to moderate income residents. Tables A and B in Attachment 1 contain additional information on affordable housing production in 2012.

Table 3: Approved Residential Projects by Income Category					
	Very Low	Low	Moderate	Above Moderate	Total
Jan. 1, 2012 – Dec. 31, 2012	8	73	55	64	200

Permit Activity within Isla Vista

Pursuant to Program 1.13 of the 2009-2014 Housing Element, the County is required to review the effectiveness of the Isla Vista Master Plan (IVMP) within the context of its annual report. The County adopted the IVMP on August 21, 2007 in an effort to facilitate the development of housing in appropriate urban areas with existing services and transit infrastructure. The IVMP incentivizes the redevelopment of housing stock in close proximity to the University California Santa Barbara (UCSB), the County's largest employer. The proximity between Isla Vista and UCSB presents significant opportunities for urban renewal and enhancement. The IVMP includes zoning districts and development incentives that provide for a mix of residential unit types. These zoning districts accommodate residential densities of 25, 28, 30, 35, 40, and 45 units per acre. As a result, the IVMP produced a buildout potential of 1,417 new units over the life of the plan. However, the County only included 552 of these units within the land use inventory of the 2009-2014 Housing Element.

The Isla Vista Plan Area is located in the Coastal Zone and, therefore, the IVMP and accompanying zoning ordinance amendments that were adopted in 2007 cannot take effect until they have been certified by the Coastal Commission. After adoption in 2007, the Board of Supervisors submitted the IVMP and zoning amendments to the Coastal Commission in a package with a rewrite of the zoning ordinance. After a prolonged review process, the rewrite of the zoning ordinance was not finalized. In part, the Coastal Commission identified a few issues with the IVMP that the County needs to address before the re-submittal of the IVMP. In addition, the State of California subsequently dissolved the redevelopment agencies. To address these issues and changes, the County will be adopting an amended IVMP and related zoning ordinance

amendments and resubmitting them to the Coastal Commission. The County will address parking management through a parking pilot program described above (Isla Vista Parking Permit). According to the Long Range Planning Division's Draft 2013-2014 Annual Work Program, the Board of Supervisors will reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in fall 2013. The County anticipates that the Coastal Commission will consider certifying the IVMP and zoning amendments by summer 2014.

Despite the status of the IVMP, significant new residential construction projects continue to occur in the Isla Vista Plan Area. As shown in Table 4 below, the County issued building permits for two projects with a total of 81 units within the Isla Vista Plan Area in 2012, including 14 units that will be income-restricted affordable housing. As shown in Table 5 below, these units provide a variety of housing types. Production of housing and affordable housing, with projects such as these in Isla Vista, is a vital component of addressing the needs of all economic segments of the population.

Table 4: Recent Isla Vista Housing Projects Housing Units by Household Income Category					
Project	Very Low	Low	Moderate	Above Moderate	Total
St. George	0	18*	26	12	56
ICON Gardens	0	4**	3	17	24
Santa Barbara Student Cooperative***	1	0	0	0	1
Total	1	22	29	29	81

* Ten of these 18 units will be income-restricted for 30 years.

** These four units will be income-restricted for 30 years.

*** This project consists of one student dorm housing project with 12 rooms.

Table 5: Recent Isla Vista Housing Projects Housing Types					
Project	Dorm Building	One Bedroom	Two Bedroom	Three Bedroom	Total
St. George	0	18	27	11	56
ICON Gardens	0	5	2	17	24
Santa Barbara Student Cooperative	1	0	0	0	0
Total	1	23	29	28	81

Pending Housing Production

As stated in Program 1.3 of the Housing Element, the County continues to examine possible housing opportunities through its community planning process. In February 2012, the Board of Supervisors initiated environmental review of the Draft Goleta Valley Community Plan Update for the Eastern Goleta Valley (Draft Plan). The proposed land use designations would allow an additional 2,266 primary residential units in the Eastern Goleta Valley (maximum theoretical buildout scenario). These units include 568 affordable housing units on seven sites totaling 28.41 acres proposed for rezoning to a density of 20 units per acre. The actual number of units will depend on the results of environmental review and decision maker actions. The County intends to release the draft environmental impact report in late 2013/early 2014. County decision makers are expected to consider the final environmental impact report and final plan in late spring 2014.

The County also considers housing-related rezones on a case-by-case basis through its development review process. In June 2012, the Board of Supervisors approved the Cavaletto Tree Farm Housing Project in the Goleta Valley Plan Area. This project rezoned 26 acres from agriculture to residential and will subdivide the property into 70 lots of varying sizes. It will result in 134 new units, including eight attached units that will be affordable rental units in the very low income category. In March 2012, the Board of Supervisors approved a general plan amendment, rezone, and other discretionary permits for the Pescadero Lofts Affordable Housing Project. This project will create 38 new affordable housing units in Isla Vista.

Annual Element Progress

The 2009-2014 Housing Element of the Comprehensive Plan contains various policies and programs necessary to implement the goals of the Housing Element. Some of these programs are ongoing while others have a specific timeline for completion. The status of these programs is discussed below and in Table C (Annual Element Progress Report) of Attachment 1 of this annual report.

The Long Range Planning Division's 2012-2013 Annual Work Program (July 1, 2012 through June 30, 2013) includes implementation of Programs 1.2, 1.10, and 2.5 of the 2009-2014 Housing Element. Program 1.2 directs the County to remove the existing Inclusionary Housing Program from the Housing Element and establish a new separate inclusionary housing ordinance. It also allows revisions to the substance of the ordinance. In January 2013, the County Planning Commission submitted the draft Inclusionary Housing Ordinance (IHO) and associated amendments to the 2009-2014 Housing Element to HCD for the statutory 60-day review and comment period. The Board of Supervisors is expected to consider adopting the new IHO and proposed amendments in spring 2013.

Program 1.10 requires the County to amend its Coastal Zoning Ordinance to allow up to a 35% density bonus for affordable housing projects consistent with State Density Bonus Law. Program 2.5 directs the County to amend its zoning ordinances to allow decision-makers to waive, if necessary, specific zoning requirements to comply with Federal and/or State fair housing and disability laws relating to reasonable accommodations for persons with disabilities.

The County expected to complete Programs 1.10 and 2.5 by June 30, 2013. However, mid-year budget and staff reductions have forced the County to postpone these two programs. Unless unanticipated funds become available, the County will incorporate these programs into its upcoming update of the Housing Element (2015-2023) that is anticipated to begin in fall 2013. This will help to reduce staff costs in light of severe budget constraints.

5. Annual Work Program

Proposed Amendments to the Comprehensive Plan and Implementation Activities

The Planning Commission and the Board of Supervisors oversee the effectiveness and implementation of the Comprehensive Plan through the annual review, adoption, and funding of the Long Range Planning Division's Annual Work Program. The Draft 2013-2014 Annual Work Program outlines projects that could be prioritized by the County Planning Commission and County Board of Supervisors as timely, strategic and which represent an efficient use of limited resources. Importantly, the draft Work Program proposes 1.5 full-time equivalent (FTE) staffing for updating the 2009-2014 Housing Element. This represents a significant proportion of the Long Range Planning Division's total proposed FTE staffing of 10.6. A copy of the draft program is enclosed with this annual report. Copies are also on file with Hearing Support at Planning and Development.

The final adopted Annual Work Program may be affected by current budget constraints. Table 1 at the beginning of this report identifies the existing Comprehensive Plan Elements and the year of their adoption. The Draft 2013-2014 Annual Work Program identifies the list of current and proposed projects that will effectively implement, maintain, and update the Comprehensive Plan. The Draft 2013-2014 Annual Work Program was presented to the County Planning Commission on March 6, 2013 and will be presented to the Board of Supervisors in April 2013.

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ATTACHMENT 1

California Department of Housing and Community Development Data Tables

Table A – Annual Building Activity Report

Table A2 – Units Rehabilitated, Preserved, and Acquired

**Table A3 – Annual Building Activity Report for Moderate and
Above Moderate-Income Units**

Table B – Regional Housing Needs Allocation Progress 2007-2014

Table C – 2009-2014 Housing Element Program Implementation Status

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Santa Barbara County

Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
		Carpinteria									
004-004-006	SF	O				1	1				
001-050-018	SF	O				1	1				
Gaviota											
081-040-012	SU	R		1			1				Farm Employee Dwelling
083-670-013	SF	O				1	1				
Goleta											
075-191-016	SU	R		1			1				
075-182-006	SF	O				1	1				
067-090-032	SU	R		1			1				
059-460-018	SF	O				1	1				
059-020-016	2-4	R				2	2				
059-171-017	MH	O		1			1				
561-120-012	MH	O		1			1				
559-180-018	MH	O		1			1				
559-243-018	MH	O		1			1				
559-243-047	MH	O		1			1				
559-160-094	MH	O		1			1				
559-180-037	MH	O		1			1				
067-110-027	MH	O		1			1				

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559-182-042	MH	O		1			1				
559-180-085	MH	O		1			1				
559-182-005	MH	O		1			1				
559-243-041	MH	O		1			1				
559-180-049	MH	O		1			1				
559-240-021	MH	O		1			1				
559-244-019	MH	O		1			1				
559-160-066	MH	O		1			1				
559-180-077	MH	O		1			1				
559-240-040	MH	O		1			1				
Isla Vista											
St George	5+	R		18	26	12	56				
ICON Gardens	5+	R		4	3	17	24				
SB Student Coop.	SF	R	1				1				
Lompoc											
098-009-015	SF	O		1			1				
098-009-016	SF	O			1		1				
098-009-017	SF	O			1		1				
098-009-004	SF	O		1			1				
098-009-005	SF	O		1			1				
098-009-006	SF	O		1			1				
098-009-007	SF	O		1			1				
098-009-008	SF	O			1		1				
098-008-023	SF	O			1		1				
098-008-024	SF	O		1			1				
098-008-026	SF	O		1			1				
098-008-027	SF	O		1			1				
098-009-009	SF	O			1		1				
098-009-010	SF	O		1			1				
098-009-011	SF	O		1			1				

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098-009-012	SF	O			1		1				
098-009-013	SF	O			1		1				
098-009-014	SF	O			1		1				
098-008-025	SF	O		1			1				
098-011-021	SF	O		1			1				
Los Alamos											
099-030-047	SF	O				1	1				
101-173-002	2-4	R	4				4				
101-173-001	2-4	R		4			4				
Mission Canyon											
023-101-017	SF	O				1	1				
Montecito											
013-070-012	SU	R		1			1				
011-280-030	SF	O				1	1				
009-162-037	SF	O				1	1				
011-100-034	SF	O				1	1				
007-374-003	SF	O				1	1				
007-050-011	SF	O				1	1				
011-050-021	SF	O				1	1				
007-380-030	SF	O				1	1				
009-345-018	SF	O				1	1				
009-304-016	SF	O				1	1				
009-304-017	SF	O				1	1				
009-304-018	SF	O				1	1				
009-304-019	SF	O				1	1				
011-050-021	SU	R		1			1				
009-121-015	SU	R		1			1				
Orcutt											
111-490-013	SU	R	1				1				
105-400-024	SF	O			1		1				

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105-400-025	SF	O			1		1				
105-400-026	SF	O			1		1				
105-400-027	SF	O			1		1				
105-400-028	SF	O			1		1				
105-400-029	SF	O			1		1				
105-400-030	SF	O			1		1				
105-400-031	SF	O			1		1				
105-400-032	SF	O			1		1				
105-380-017	SF	O				1	1				
105-400-005	SF	O		1			1				
105-380-007	SF	O			1		1				
129-020-072	SF	O				1	1				
105-380-021	SF	O				1	1				
101-370-044	SF	O			1		1				
101-370-046	SF	O			1		1				
101-370-048	SF	O			1		1				
101-370-058	SF	O				1	1				
105-240-013	SU	R		1			1				
105-380-024	SF	O		1			1				
101-370-076	SF	O			1		1				
101-370-078	SF	O				1	1				
101-370-056	SF	O			1		1				
101-370-059	SF	O			1		1				
105-380-003	SF	O			1		1				
105-400-007	SF	O			1		1				
105-400-044	SF	O	1				1				
105-400-045	SF	O	1				1				
605-060-037	MH	O		1			1				
Santa Ynez											
137-020-081	SF	O				1	1				

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137-132-006	SF	O				1	1				
135-250-033	SU	R		1			1				Farm Employee Dwelling
139-051-057	SF	O				1	1				
137-690-006	SF	O				1	1				
143-360-006	SU	R		1			1				
137-020-061	SF	O				1	1				
135-320-080	SF	O				1	1				
083-180-007	2-4	R		2			2				
083-180-007	2-4	R		2			2				
141-410-001	MH	O		1			1				
Toro Canyon											
005-290-033	SF	O				1	1				
005-380-033	SF	O				1	1				
005-400-045	SF	O				1	1				
(9) Total of Moderate and Above Moderate from Table A3 ▶▶				55		64	0				
(10) Total by income Table A/A3 ▶▶			8	73		55	64	200			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2009	2010	2011	2012						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	235	0	0	0	0							222
	Non-deed restricted		0	3	2	8						13	
Low	Deed Restricted	172	0	0	0	14						14	0
	Non-deed restricted		30	51	98	59						238	
Moderate	Deed Restricted	160	0	0	0	0							0
	Non-deed restricted		30	76	65	55						226	
Above Moderate		450	39	42	34	64						179	271
Total RHNA by COG. Enter allocation number:		1,017	99	172	199	200						670	493
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.2 - Inclusionary Housing Program Ordinance	Enhance Diversity, Quantity and Quality of Housing Supply	November 2012	In January 2013, the Planning Commission submitted the draft inclusionary housing ordinance and associated amendments to HCD for statutory 60-day review. The Board of Supervisors is expected to consider adopting the ordinance by late spring 2013.
Program 1.3 - Community Planning	Enhance Diversity, Quantity and Quality of Housing Supply	Varies	The Board of Supervisors adopted the Los Alamos Community Plan in February 2011. It initiated environmental review for the Eastern Goleta Valley Community Plan in February 2012. The County expects to release the draft environmental impact report for this community plan in winter 2013-2014.
Program 1.9 - Energy Efficiency	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	The County Community Service Department continues to operate emPowerSBC, a program that provides incentives and financing for energy saving improvements to homes. The County is preparing a Climate Action Strategy (CAS), which will include a Climate Action Study and an Energy and Climate Action Plan (ECAP). The County completed the Climate Action Study in September 2011. In part, this study provides a greenhouse gas (GHG) emissions inventory for the unincorporated County. The ECAP will analyze the effect and feasibility of various GHG emission reduction measures. The Board of Supervisors is expected to consider adopting the ECAP in summer/fall 2013.
Program 1.10 - Compliance with State Density Bonus Law	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	Budget and staff reductions forced the County to postpone Program 1.10. Unless funds become available, the County will incorporate this program into its upcoming update of the Housing Element (2015-2023), which is expected to begin in Fiscal Year 2013-2014 (July 1, 2013 through June 30, 2014).
Program 1.13 - Annual Review of Isla Vista Master Plan	Enhance Diversity, Quantity and Quality of Housing Supply	Annually	Information on effectiveness of the IVMP is included in Section 4 of 2012 Comprehensive Plan Annual Progress Report.
Program 2.3 - Amend LUDC for Farm Employee Dwellings	Expand Special Needs Housing	November 2014	Complete; LUDC amended in June 2010.
Program 2.5 - Reasonable Accommodation	Expand Special Needs Housing	November 2014	Budget and staff reductions forced the County to postpone Program 2.5. Unless funds become available, the County will incorporate this program into its upcoming update of the Housing Element (2015-2023), which is expected to begin in Fiscal Year 2013-2014 (July 1, 2013 through June 30, 2014).
Program 3.2 - Fair Housing Public Outreach	Provide Fair Access to Housing	November 2013	County HCD maintains a website that provides information on fair and affordable housing programs for minority and other special needs groups. HCD staff also regularly makes presentations and sponsors public workshops and hearings on subjects related to affordable housing and community development.
Remaining 2009-2014 Housing Element	Various	N/A	All other programs are implemented through continuous County services.

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General Comments: